

G. E. Technology Park

Mayor & City Council and Planning
Commission Joint Worksession

June 14, 2004

2004 Master Plan
Special Study Area

Special Study Area Process

- **Designation as a Land Use Special Study Area (SSA) by the Mayor & City Council**
- **Stakeholder Meeting held Apr 29, 2004**
- **Mayor & City Council and Planning Commission Joint Worksession**
- **Adoption of SSA Land Use Plan by the Mayor & City Council and Planning Commission**



Master Plan

2004

Adopted 2003 Master Plan Themes

- Identity
- Redevelopment
- Town Centers
- Environment
- Transportation
- Community Facilities
- Housing
- Economic Development
- Education



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Location Map



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Special Study Area Pictures



Main Street



Route 28



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Special Study Area Pictures



Aquatic Center Site



Lawn Along Route 28



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Special Study Area Pictures



Trees Along Lake



Lake Placid/Edison Drive



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Stakeholder Concerns

- **Schools**
- **Traffic**
- **Green Space**
- **Housing Balance**
- **Preservation of trees, lake, and views**
- **Location of the Aquatic Center**
- **Compatibility and Connectivity**
- **Existing Development**



Stakeholder Suggested Land Uses

- **Mixed-Use**
- **More office**
- **School site**
- **“Knowledge-based” industrial park**
- **Performing arts**
- **Hotel**
- **Golf Course**
- **Additional Parks**
- **Condominiums**
- **Unique Residential**



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Recommended Baseline Requirements

- Community-Based Workshop required prior to any Sketch or Concept Plan application
- Development requires 40% greenspace
- 15% of greenspace requirement should be located within the developed areas
- Retain tree areas as priority greenspace
- Buffer around Lake Placid to be preserved
- Buffer adjacent to Still Creek Lane houses
- Environmental Buffers



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Recommended Baseline Requirements

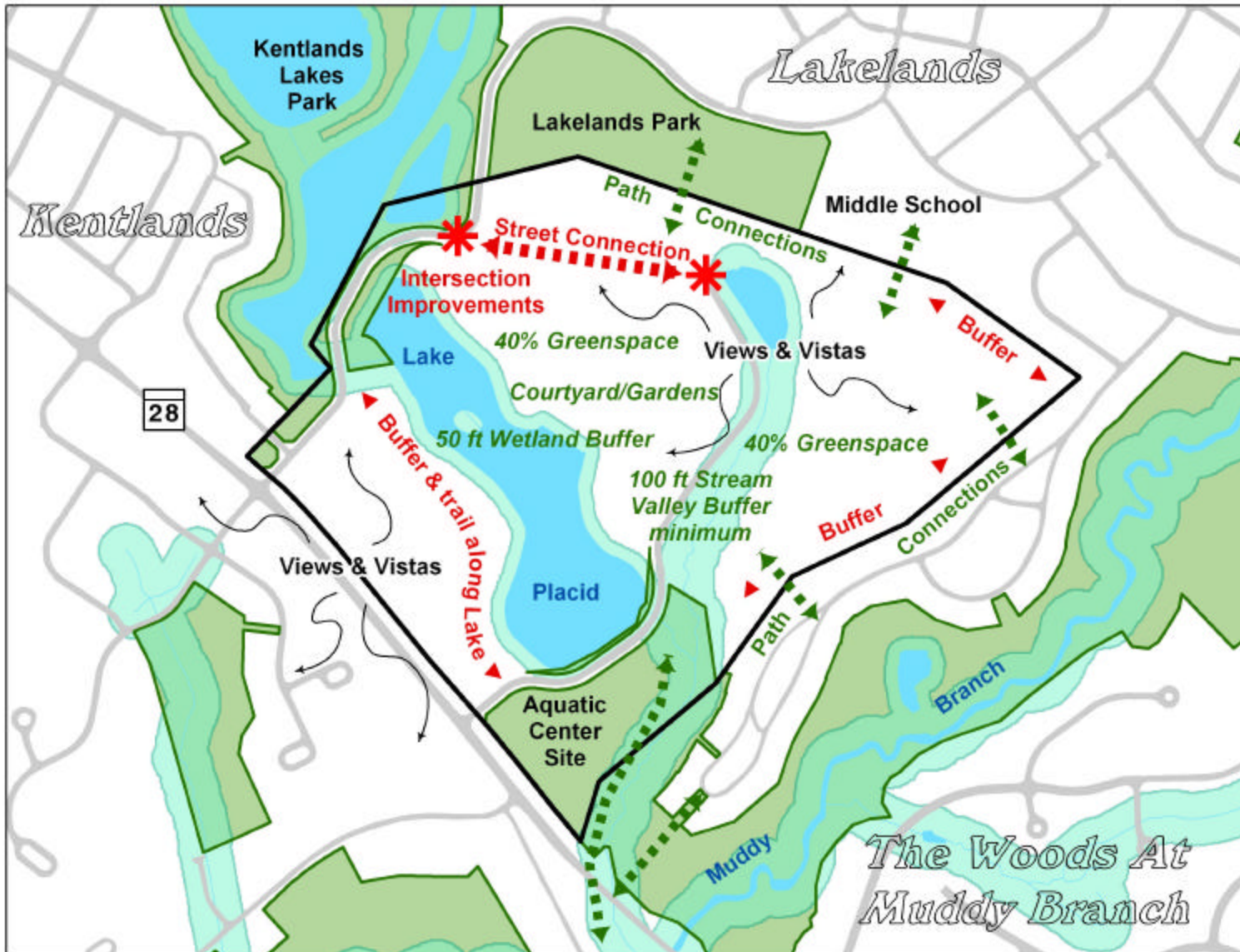
- Preserve and enhance views and vistas to buildings and natural landmarks
- Provide pathway around Lake Placid & connecting paths to Lakelands and surrounding parks
- Future development design should reduce reliance on and the use of automobiles
- Annexation Agreement requirements
- Future development should be compatible with existing surroundings



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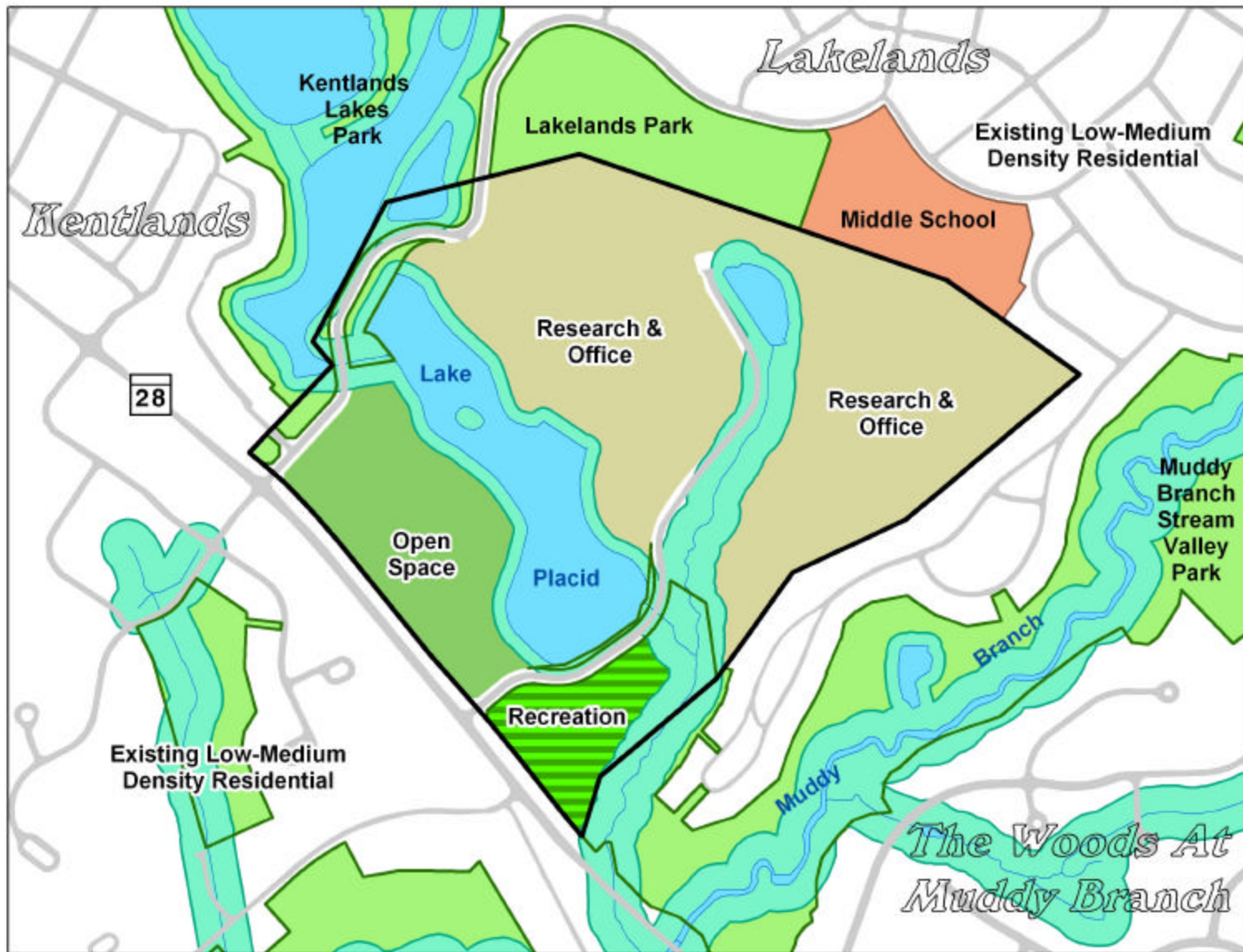
Baseline Requirements Map



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Potential Land Use Option 1



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Potential Land Use Option 1

SPECIAL CONSIDERATION

- Actively discourage warehouse

PROS

- Consistent with Annexation Agreement
- No Impact to Schools
- Located adjacent to large number and types of housing
- Requires fewer City Services
- Potential to attract quality employers

CONS

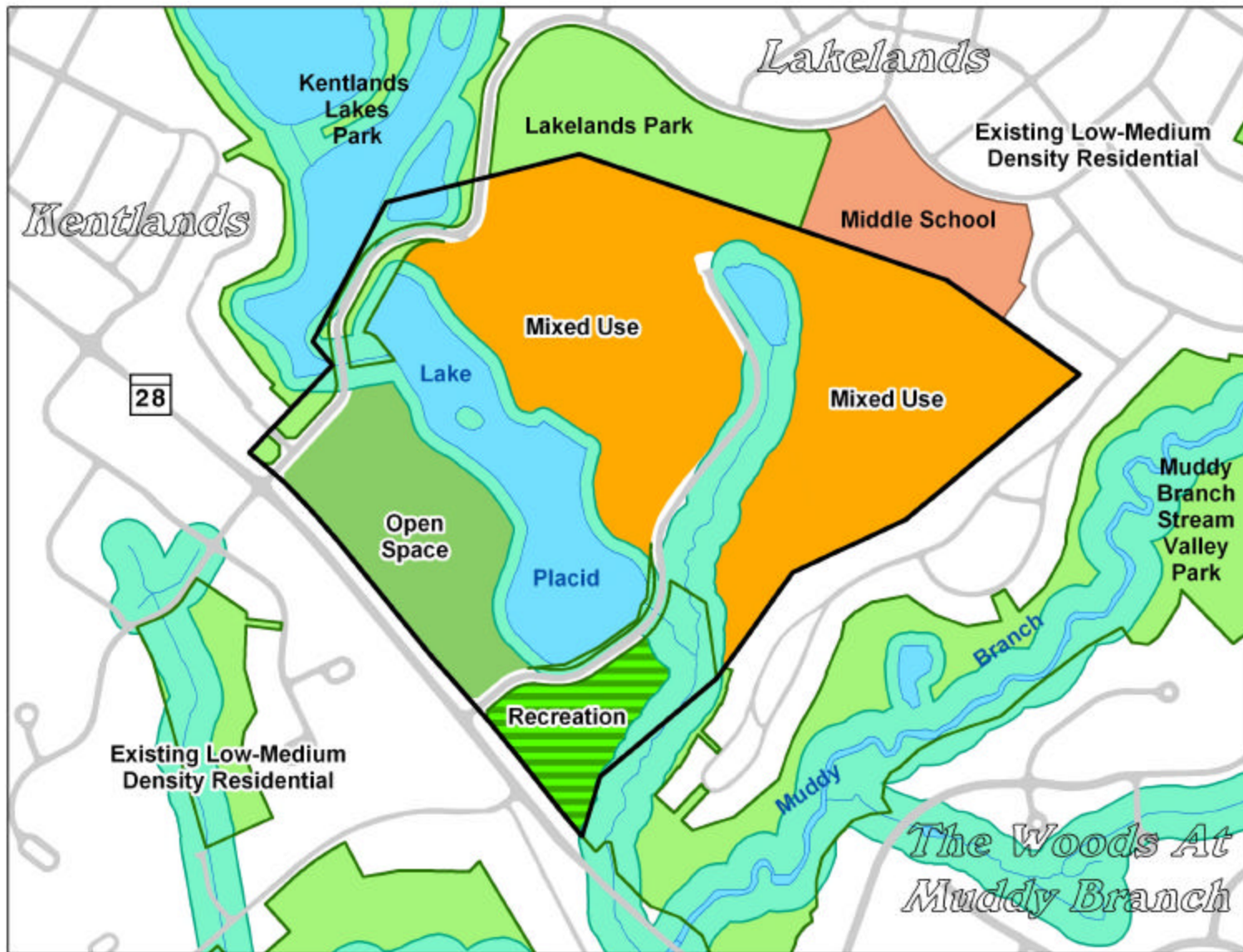
- Traffic Impact
- Isolated office development
- Compatibility of surrounding uses/buildings



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Potential Land Use Option 2



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Potential Land Use Option 2

SPECIAL CONSIDERATION

- Rezone MXD with 25% residential limit

PROS

- Provides better potential for compatibility with surrounding uses
- Allows for a design that is compatible with the housing and other themes
- Allows for greater mix of uses (commercial, hotel, etc.)

CONS

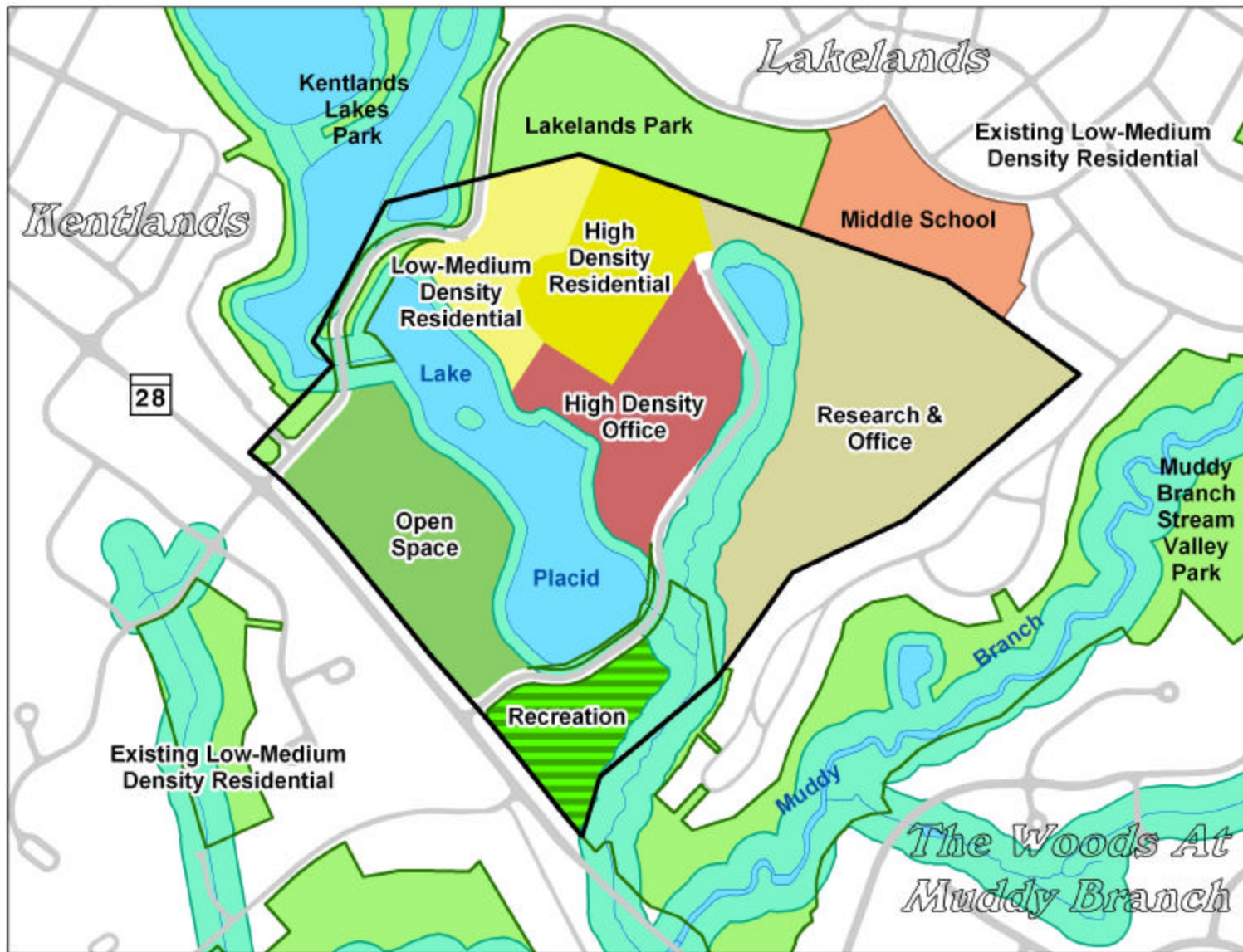
- School and traffic impacts
- Requires additional City services
- Not consistent with Annexation Agreement



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Potential Land Use Option 3



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Potential Land Use Option 3

SPECIAL CONSIDERATION

- Development proposal immediate

PROS

- Provides a limited mix of uses
- Structured parking

CONS

- School and Traffic impacts
- Requires additional City services
- Not consistent with Annexation Agreement
- Majority of housing is multi-family rental
- Lack of community facilities



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